

RUSHVILLE HISTORIC BOARD

August 14, 2007

The meeting of the Rushville Historic Review board was called to order at 7:30 PM at Rush County Museum.

Members present were Albert Hodge, Jim Huston, Joe Rathz, Joe Davis, Bob Bridges and Gary Cameron. Also present were Jesse Barrett and Linda Booth owners of the property at the Southeast corner of 2nd Street and Morgan Street, locally referred to as the Durbin Hotel, Elizabeth Gist of the Rushville Republican, Mike Pavey, Wayne Goodman and Monty Howell.

Joe Rathz moved to accept the minutes of the July 1, 2007 meeting. Jim Huston seconded. The minutes were approved unanimously.

Jesse Barrett and Linda Booth were present to explain the construction activity currently underway and any future construction to the property at 2nd and Morgan St. Joe Rathz explained the duties of the committee and why they had been asked to appear. Jesse informed the committee that the North facade was being renovated to repair loose material and like material was being used during the renovation. Jesse has previously explored the possibility of repairing the flat roof that was leaking with a hip roof. He informed the committee that was no longer an option and it was now his intent to repair the existing flat roof to keep the historical building as it currently is.

Jesse and Linda inquired of the board if it had any mechanism to help alleviate the additional costs of repairing the building to historical standards. Both stated that it was a greater expense to renovate with these criteria in mind. Wayne Goodman with the Historic Landmarks Foundation explained some options for grant monies that might be available. It was after some discussion of specific grants that it was agreed Wayne would forward that information to Joe Rathz who would then relay that to Jesse and Linda. Linda asked if the city had a grant writer and if there were any funds the city could give. Bob Bridges advised that since this committee is in its beginning stages there are no funds currently available. Wayne encouraged the owners to explore other uses of the building which might qualify them for a wider range of grants. Linda inquired about the specific guidelines that are currently in place to keep buildings historical. Jim Huston explained that the regulations and ordinances are available at the APC and at City Hall. Members of the board explained what they are looking at and will be looking at in the future. Al asked if it was correct that they would not be making any major changes to the exterior. The owners replied they would not be making any major changes.

Wayne encouraged the board to look at establishing "TIF" districts within the Historic District to encourage and facilitate renovation.

Discussion was given to making a portion of the building a museum to Wendell Wilkie. It was stated that the grandson of Wendell Wilkie would be receptive to bringing some items back to Rushville if such a museum were established. The discussion on this property concludes at 8:05.

Wayne took a few minutes to comment on the existing ordinance and hand out copies of a typical preservation ordinance. The model allows for a “conservation district” which would regulate demolition and new construction. Wayne also encouraged the board to produce a pamphlet of what can be done and what can’t be done within the district. Board decided to read the handout and discuss at the September meeting. The discussion with Wayne concludes at 8:15.

Jim forwarded the topic of the letter which is to be sent to all property owners within the district. Joe stated the map has been approved and is to be taken before the APC on September the 25th. Board voted to proceed with distributing the letter. Jim will be working with Carla Sharp to resolve the mailing labels.

Last item discussed was the seminar, “Abandon Properties in Rural Communities”, which several of the board members will be attending. The seminar is in Crawfordsville, In. on the 24th of August.

With no further business to discuss, Joe Rathz made a motion to adjourn with Gary Cameron making a second. The vote to adjourn was unanimous.